



Order Filed on May 27, 2025
by Clerk
U.S. Bankruptcy Court
District of New Jersey

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

Caption in Compliance with D.N.J. LBR 9004-1(b)

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In Re:

NANA OPOKU-WARE, DEBTOR

Case No: 19-25519 JKS
Chapter: 13
Hearing Date: 5/22/25 10:00 am
Judge: John K. Sherwood

**CHAPTER 13 ORDER AUTHORIZING CANCELLATION,
VOIDING AND/OR DISCHARGE OF RECORD OF:**

☒ MORTGAGE ☐ LIEN ☐ OTHER (specify) _____

Recommended Local Form: ☐ Followed ☒ Modified

The relief set forth on the following page is hereby **ORDERED**.

DATED: May 27, 2025



Honorable John K. Sherwood
United States Bankruptcy Court

**NOTE TO RECORDING OFFICER: THIS ORDER MUST BE CERTIFIED BY THE BANKRUPTCY
COURT WITH THE APPROPRIATE SEAL BEFORE IT MAY BE RECORDED.**

The following matters are determined and hereby ORDERED:

1. The debtor(s) has successfully completed a Chapter 13 Plan, which provides for the discharge and cancellation of record of the Mortgage/Lien referenced below.
2. The debtor(s) is entitled to have the Mortgage/Lien referenced below discharged and cancelled of record.
3. Description of Real Property:
Location (Street Address) 123-125 Division Street Elizabeth, NJ 07201

4. Description of Mortgage/Judgment Lien:
 - a. Original Mortgagee/Lienholder: PNC Bank, National Association
 - b. Current Assignee: N/A
 - c. Current Servicer: N/A
 - d. Date of Mortgage/Lien: July 24, 2007
 - e. Date of Recordation: September 13, 2007
 - f. Place of Recordation: Union County
 - i. Mortgage Book: 12293
 - ii. Page: 317
 - g. Original Principal Balance of Mortgage/Lien: \$ 62,000
5. The Mortgage/Lien referenced in this Order is hereby cancelled, voided, and/or discharged of record.
6. A certified or exemplified copy of this Order shall be recorded by the Clerk or Register of Deeds with whom the original mortgage or lien was recorded.

Addendum to Order Discharging and Cancelling Mortgage Pertaining to Nana Opoku-Ware, Regarding Real Property Located at 123-125 Division Street, Elizabeth, New Jersey 07201. Block: 618, Lot: 4.01.

Record Owner(s): Nana Opoku-Ware

Title/Property Vesting Recital: This mortgage discharge pertains to real property owned by Nana Opoku-Ware by deed from Ambulance Network Inc., dated September 26, 2006, and recorded with the Union County Recording Office on September 29, 2006 in Deed Book 5608, Page 375.

Mortgage(s)/Obligation(s) to be Discharged (Supplementing Chapter 13 Order Authorizing Cancellation of Mortgage) (2nd Mortgage): A mortgage by Nana Opoku Ware and Joyce A. Opoku Ware, to PNC Bank, National Association, dated July 24, 2007 in the original principal amount of \$62,000.00 and recorded on September 13, 2007, in Mortgage Book 12293, Page 317.